

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic

other 714 West Montgomery Avenue

2. Location

street and number 714 West Montgomery Avenue not for publication

city, town Rockville vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name James E. Fitzgerald Jr.

street and number 714 W. Montgomery Avenue telephone

city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 26061 folio 771

city, town Rockville tax map GR22 tax parcel tax ID number 00207872

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress		Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No.

Condition

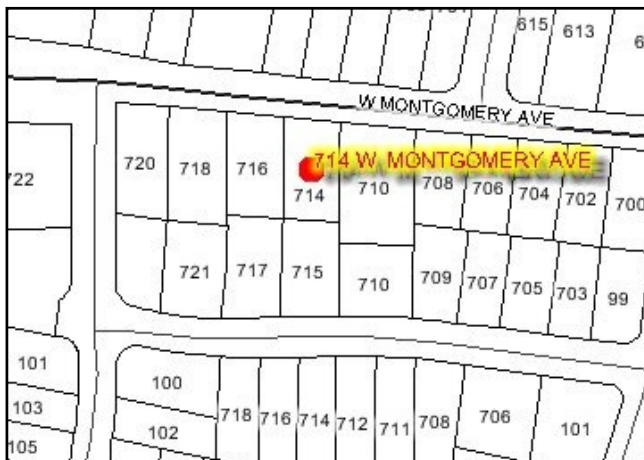
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The house at 714 West Montgomery Avenue was built ca. 1950. It is a symmetrical one-story side-gabled three-bay by two bay rectangular frame house, 844 square feet of living space, with a full basement and gabled front and side porticoes. It is clad with wide clapboard and has double hung 4/1 windows with plain surrounds, often found paired. The front has a projecting portico with a central entry door, flanked by a pair of 4/1 windows in the east and west bays. The front portico has a classical door surround with a dentilated straight pediment. A concrete stoop is in front of the portico with a walkway to the driveway on the east. The side entrance is less formal with a side-gabled entry. The east side has a pair of windows in the north bay and the entry portico with one window in the south bay. There is a small window in the attic gable. The west façade has a single window in the north bay, a pair of windows in the south bay, and a small window in the attic gable. The brick chimney is on the rear roof slope, as are several skylights. Several additions are on the rear façade.

This house reflects a common type built in new subdivisions in the later 1940s and 1950s in Rockville and in the United States. It is in a block of mixed age and styles, with an 1880s farmhouse next door and at the end of the block. Later houses have infilled around the early farmhouses. A large arborvitae tree is on each side of the entry, likely to be foundation plantings that have overgrown. Azalea shrubs and other shrubs are across the front. A large mature tree at the rear boundary shades the back lawn. A driveway and parking area is on the east side of the house. The house is proposed for demolition and lot redevelopment.

714 W. Montgomery Avenue: front (north) and east facades



Vicinity Map ↑ N



Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name 715 Brent Road

Continuation Sheet

Number 7 Page 1



Front (north) façades of 714 and 716 W. Montgomery



714 W. Montgomery Avenue west façade and rear addition

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name 715 Brent Road

Continuation Sheet

Number 7 Page 2



Photos clockwise from top left: 1. 714 W. Montgomery Avenue north and west facades. 2. West façade. 3. W.Montgomery Avenue streetscape looking west. 4. East façade.



8. Significance Inventory No.

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history	

Specific dates	1950	Architect/Builder
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Construction dates	1950
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Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The 1949-1950 house at #714 West Montgomery Avenue is evidence of the Post-WWII demand for housing in established Rockville as well as in the outlying areas. This house and its identical neighbor at #716 were built on newly subdivided land that had formerly been part of an older and larger property belonging to the Ricketts house at #710. The land across West Montgomery Avenue from this subdivision, the 1890 West End Park, was also experiencing development of outlying lots after 1945, probably as a result of returning servicemen and availability of low-cost financing through the GI Bill. At 844 square feet of floor space with a basement, this was a modest basic middle class home.

History and Support

The south side of the Rockville-Darnestown Road remained an area of scattered structures sited amongst multi-acre chestnut and oak groves for half a century after the subdivision and development of West End Park on the north side of what is now West Montgomery Avenue.

The demand for new housing after World War II encouraged a building boom in Rockville. The undeveloped land south of West Montgomery Avenue and west of Dr. Buckingham's Veterinary practice at 522 West Montgomery Avenue were laid out as "Roxboro". (Attachment 9.1) The subject house is one of the 22 small Cape Cod and ranch-style houses that were constructed in Roxboro by 1949.

The history of Roxboro tells a story of changing taste in housing and land use. The first section of "Roxboro" consisted of 11 lots, 10 on block 1 and 1 on block 4. It was platted by Porter and Emma Butt in 1940.¹ (Attachment 9.1) The lots in the 700-708 block of West Montgomery Avenue and Brent Road ranged in size from 6,900 to 7,709 square feet. They were half the depth of the older lots to the east on West Montgomery

¹ Block 1 and part of Block 4, Roxboro. Montgomery County, MD Plat 1321. The land was conveyed by C. Dudley Ward and wife to Porter N. and Emma F. Butt on August 23, 1936 and recorded in Liber 634, folio 467.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 1

Avenue. Six years later, Leroy and Esther Sherman purchased and subdivided a portion of the Ricketts property adjacent to 1940 Roxboro.²

The Ricketts ownership dates to 1877 when Ulysses Ricketts purchased four acres of land located west of the Woodlawn Hotel and the Mulfinger (Buckingham or Thirty Oaks) properties and east of the 168-acre Beard farm at Watts Branch.³ Upon the eastern one acre of this ground, Mr. Ricketts' constructed this small cottage, which he transferred to his mother, Christie Ricketts. Mrs. Ricketts' cottage is an L-shaped dwelling with cross-gables, patterned tin roof and full-width front verandah. The 1890 plat advertising Henry Copp's development "West End Park" shows the footprint of both Mrs. Ricketts' cottage and a second Ricketts-built house, built for investment and enlarged after its sale to Emily Reiche.⁴

Sherman's Addition (attachment 9.2) included Mrs. Ricketts house at 710 West Montgomery Avenue, which was left on a full depth lot such as those found to the east on the south side of West Montgomery. The 710 lot measured 234.74 feet deep by 99 feet wide. Sherman also halved the depth of the original lots to form his new subdivision. Lots 1 and 2 fronting on West Montgomery Avenue, Rockville's main residential street, were slightly larger than those fronting on Brent Road. Lots one and two were 62 feet wide with 8,545 square feet of land. The three lots on Brent Road were smaller: 50 feet wide and about 6,000 square feet. The houses were proportionally smaller and more compact than the late Victorians and early 20th Century houses built closer to town center. This house is 844 square feet in size not including the full basement.

Porter and Emma Butts platted the remainder of blocks 2,3,4, and 5 in 1946 and 1947.⁵ Land continued to be sold and subdivided in this desirable area for 16 years.⁶



The 1949 Sanborn Map to the left shows Sherman's addition to Roxboro and the two houses at 714 and 716 W. Montgomery bookended by the two older 1877 Ricketts houses at 710 West Montgomery and 720 West Montgomery Avenue. The subdivision could only be entered via Aberdeen Avenue. The subject house is next to Mrs. Ricketts' Cottage at 710 West Montgomery Avenue and appears as a one-story house with a front entry portico. A house with a similar footprint was at 716. See detail of the 1949 map on the next page.

² Sherman's Addition to "Roxboro". Montgomery County MD Plat 1764. The land was part of land conveyed by Ulysses Ricketts to Christie Ricketts in 1887 (Liber JA6, f. 477 ff) and part of the land conveyed by Alexander Prescott and wife to Josephine Bailey and Thomas Bailey Dec. 30, 1918 (Liber 274 f 393).

³ Montgomery County Land Records JA6/477; Tax Records 1887-1878.

⁴ The Reiche Cottage is 720 West Montgomery Avenue (Survey Site M:26/10/56).

⁵ Montgomery County Plats .1844 (1946) for the rest of Brent Road and Montgomery Avenue and 2150 for parts of blocks 3,4, and 5.

⁶ Land transactions and plats for Roxboro and its various additions covered a period of almost 16 years.

Maryland Historical Trust

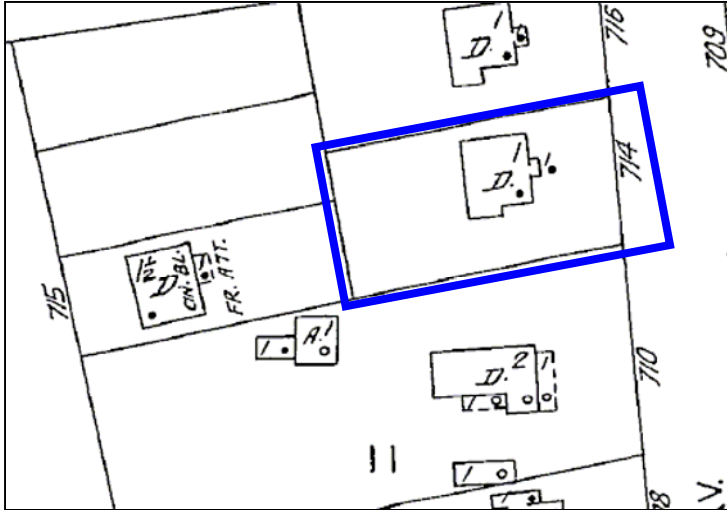
Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 2



The house lot at 710 W. Montgomery Avenue, presently designated as a historic district known as Mrs. Ricketts Cottage, kept its original lot depth in this plat and extended through to Brent Road in 1949. It was later subdivided to provide additional lots on Brent Road.

The first owner of the house at 714 West Montgomery Avenue according to the undated City of Rockville utility records was David J. and Evelyn K. Custer. The next owner was N.A. and Jenovise Hoover. Urvin S. and Ruth R. Fresch purchased it next, date not indicated on the Rockville utility records, and then sold it to Oto and C.E. Tubelis in April of 1977.⁷ The next sale was to Kristen Bender on June 30, 1998.⁸ James E. Fitzgerald Jr. purchased it in November of 2003.⁹

No information has been found in the book Rockville: Portrait of a City, or at the Montgomery County Historical Society to indicate that any of these owners were significant to the development or community of Rockville as influential persons or in a leadership role.

⁷ City of Rockville date in utility record, State data showing sale on 4/12/1977, Montgomery County land record Liber/folio 4928/20 for \$40,000.

⁸ Tubelis to Bender: Montgomery County Land Record 15992/730 for \$120,250.

⁹ Montgomery County Land Record 26062/771, Bender to Fitzgerald, 11/14/03 for \$270,000.

9. Major Bibliographical References

Inventory No. _____

City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1960. *Rockville: Portrait of a City*, 2001, Eileen McGuckian. Obituary files at Montgomery County Historical Society.

10. Geographical Data

Acreage of surveyed property 8,545 square feet

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lot 1, Sherman's Addition to Roxboro.

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	October 25, 2004
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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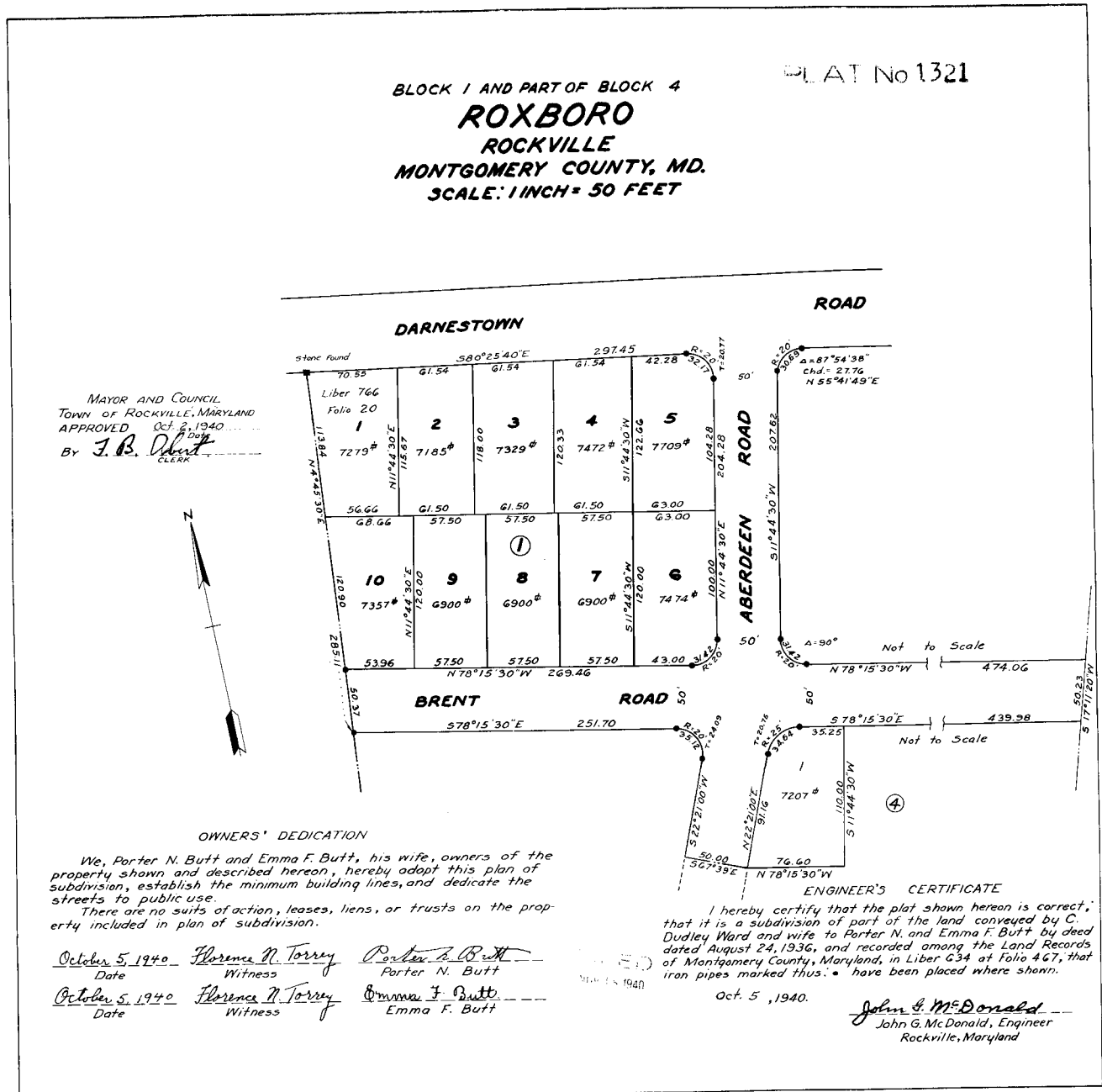
Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 1



Original Roxboro plat, 1940- Sherman's Addition was added to the right boundary.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 2

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, That it is a subdivision of part of the land conveyed by Ulysses Ricketts to Christie Ricketts by deed dated March 17, 1887, recorded in Liber JA 6 at Folio 477 — and part of the land conveyed by Alexander Prescott and wife to Josephine Bailey and Thomas Bailey by deed recorded December 30, 1918 in Liber 274 at Folio 393 of the land records of Montgomery County, Maryland. And that stones marked thus \square , and iron pipe marked thus \bullet , have been placed as indicated.

June 18, 1946

H.M. White
H.M. White — Engineer

OWNER'S DEDICATION

We, LeRoy B. Sherman and Esther W. Sherman the owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the building restriction lines and dedicate the streets to public use. There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

June 18, 1946

Witness:

Frank B. Lane

LeRoy B. Sherman
LeRoy B. Sherman

Frank B. Lane

Esther W. Sherman
Esther W. Sherman

MAYOR & COUNCIL
Rockville, Maryland

APPROVED: *Joseph C. O'Brien*
July 2, 1946 Clerk

SHERMAN'S ADDITION TO "ROXBORO"

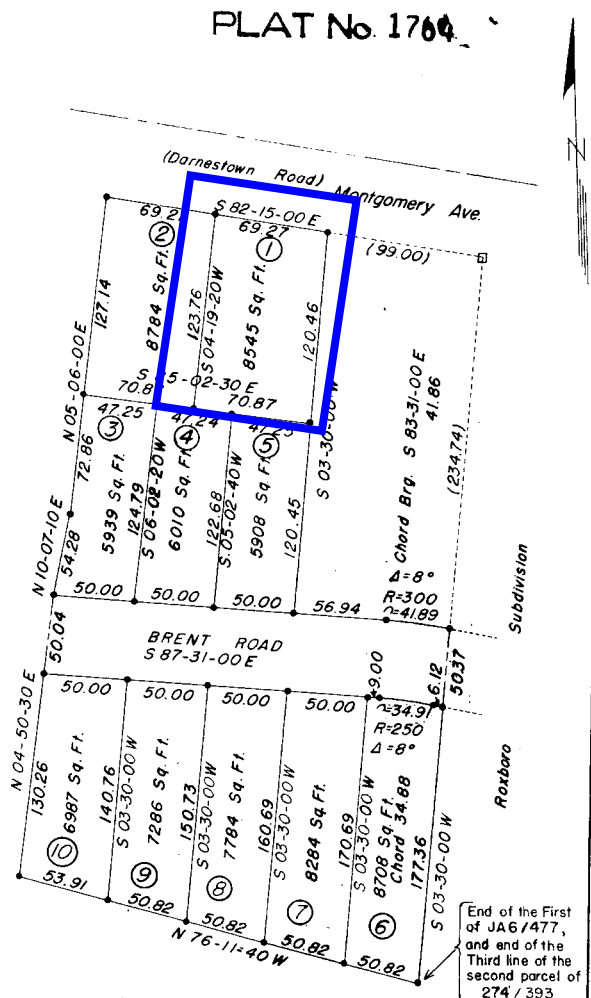
MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 50'

June 1946

H.M. WHITE SURVEYS

FILED
JUL - 3 1946



Maryland Historical Trust

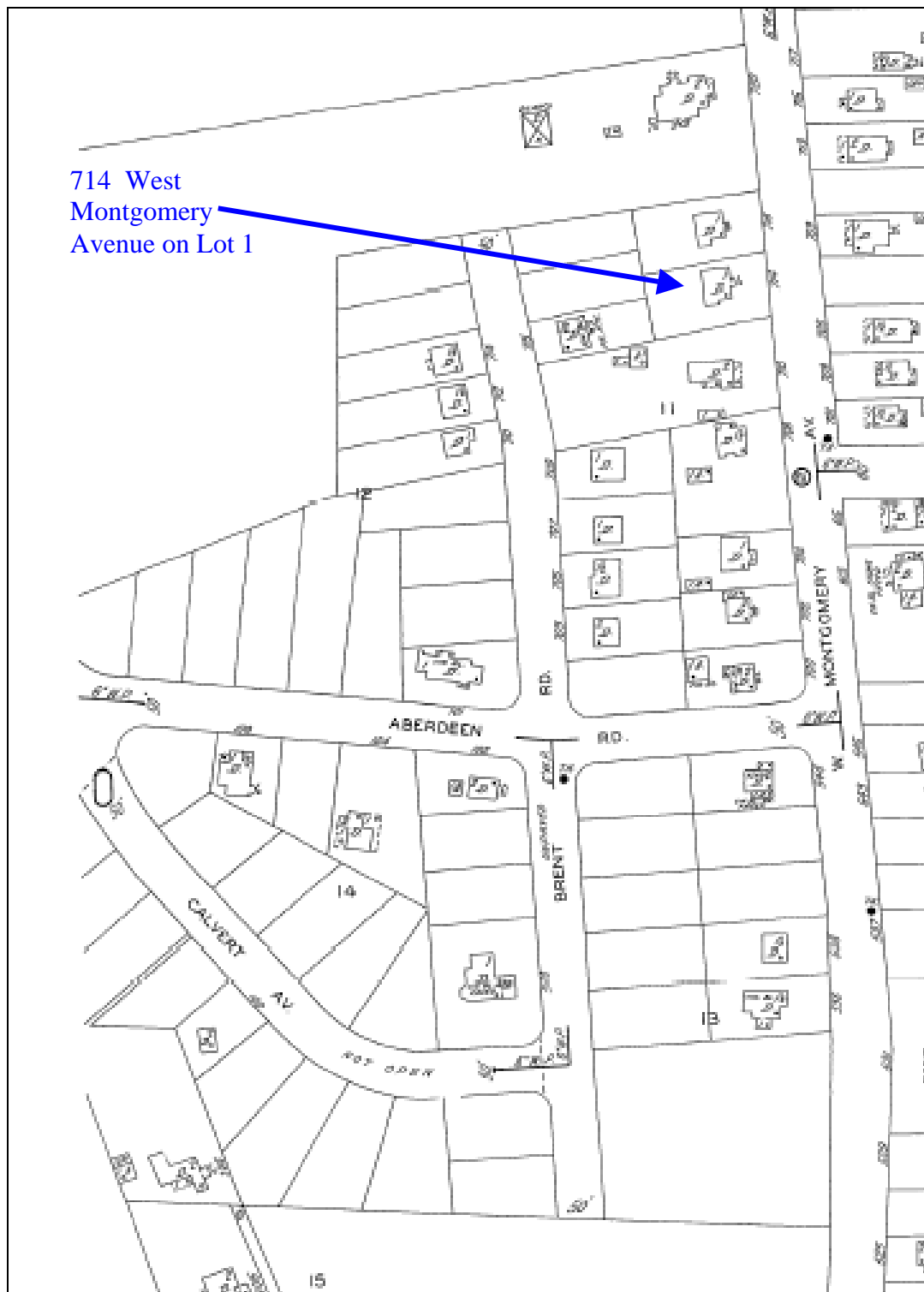
Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 3



1949 Sanborn Fire Insurance Map of Rockville, Detail of Sheet #9 - Roxboro

Maryland Historical Trust

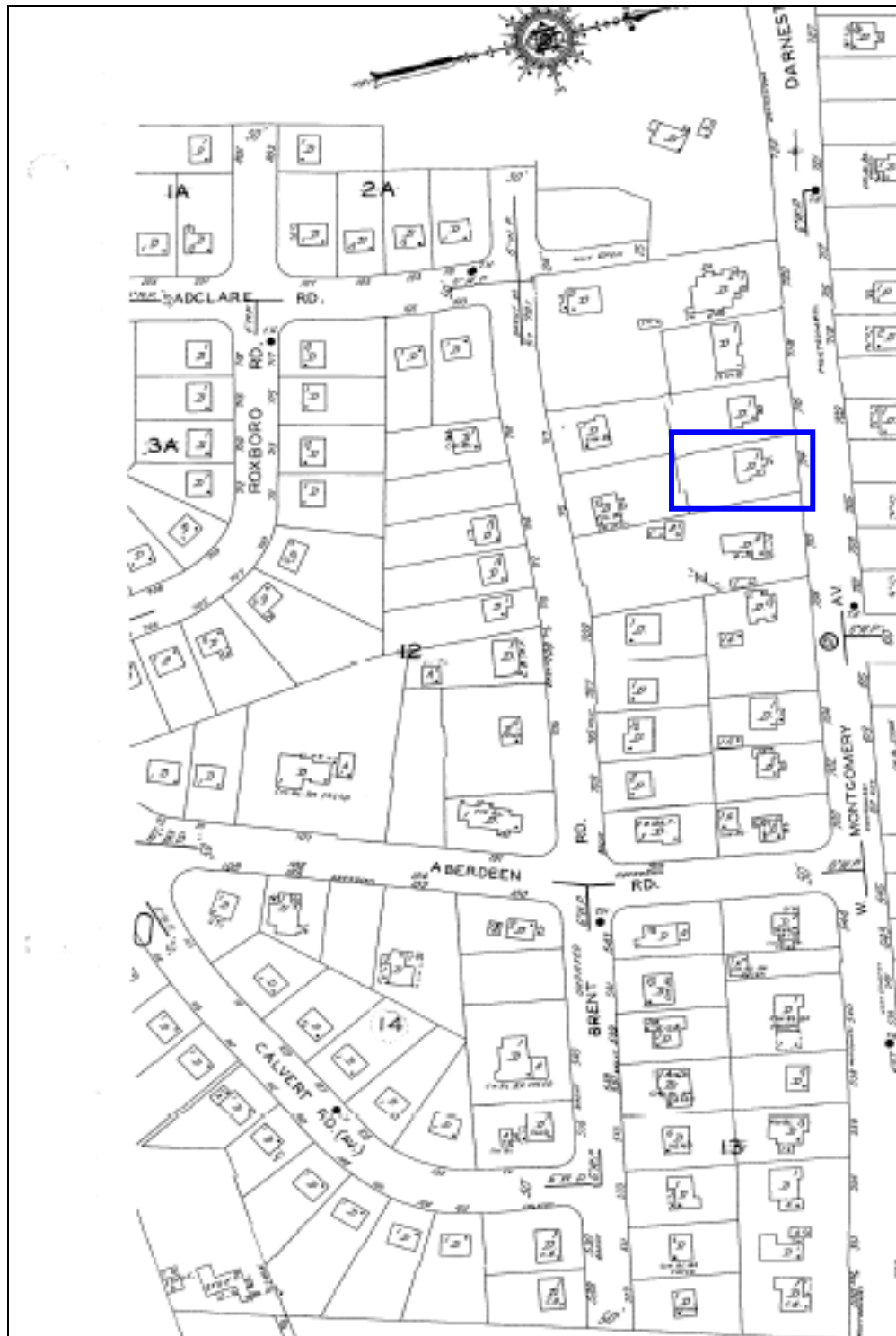
Maryland Inventory of Historic Properties Form

Inventory No. M

Name 714 West Montgomery Avenue

Continuation Sheet

Number 8 Page 4



1960 Sanborn Fire Insurance Map of Rockville, Detail of Sheet # 9, showing the subdivision of 720 W. Montgomery Avenue and construction of a house at 718 West Montgomery Avenue.